



# **PLANNING COMMISSION AGENDA REPORT**

VI. 2

MEETING DATE: APRIL 13, 2009

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-08-31  
2115 NEWPORT BOULEVARD (THE CROSSING CHURCH)**

**DATE: APRIL 2, 2009**

**FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136**

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## **PROJECT DESCRIPTION**

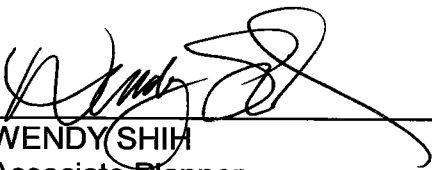
The applicant is requesting approval of a variance from building height requirements for the construction of a 21,911 square-foot auditorium, replacing the existing temporary structure, in conjunction with the construction of a 932 square-foot café for church members and staff.

## **APPLICANT**

Scott Laidlaw of LS (Laidlaw Schultz) Architects is the authorized agent for The Crossing Church and the project architect.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
WENDY SHIH  
Associate Planner

  
KIMBERLY BRANDT, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 2115 Newport Boulevard Application: PA-08-31

Request: Variance from building height requirements (30 feet maximum permitted; 35 to 41 feet proposed) for the construction of a 21,911 square-foot auditorium, replacing the existing temporary structure, in conjunction with the construction of a 932 square-foot café for church members and staff.

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

Zone: <u>C2</u>	North: <u>C2 – medical office building and nursery</u>
General Plan: <u>General Commercial</u>	South: <u>C2 – commercial building and public storage</u>
Lot Dimensions: <u>Irregular</u>	East: <u>Newport Boulevard and 55 Freeway</u>
Lot Area: <u>193,725.8 SF</u>	West: <u>I&amp;R – Hospital and R1 – single-family residences</u>
Existing Development: <u>18,105 SF, 35 FT high, two-story building for classrooms and offices (Building A)</u> <u>17,155 SF, 35 FT high, two-story building for assembly/meeting rooms (Building B)</u> <u>Four-story parking structure containing 508 parking spaces</u>	

## DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	120 FT	561 FT
Lot Area	12,000 SF	193,725.8 SF <sup>1</sup>
Floor Area Ratio:		
(Moderate Traffic FAR)	0.30 (58,117 SF)	0.30 (58,103 SF)
Building Height:	2 stories/30 FT	<u>Auditorium</u> 35 to 41 FT <sup>2</sup> <u>Café</u> 19 FT
Interior landscaping:	1,300 SF <sup>3</sup>	19,739 SF
Setbacks for Auditorium:		
Front	20 FT	35 FT
Side (left/right)	15 FT/0 FT	313 FT (10 FT to Ex. Bldg. A)/13 FT
Rear (adjacent to R1)	2x building height 80 FT to auditorium	85 FT to Ex. Bldg. B, which is more than 200 FT away from R1 property
Parking:		
Standard	424	540
Handicapped	9	9
TOTAL:	433	549
Driveway width:	15 FT (1 way)/25 FT (2 way)	15 FT/25 FT

CEQA Status	<u>Previous Negative Declaration</u>
Final Action	<u>Planning Commission</u>

- 1 Net lot area after 2,294.2 SF turn/deceleration lane dedicated to the City on January 7, 2002.
- 2 Variance requested.
- 3 Based on surface parking.

**BACKGROUND**

The 4.45-acre church campus is located near the southwest corner of Newport Boulevard and Victoria Street. The site is zoned C2 (General Business District) and has a General Plan designation of General Commercial. The property has shared access and parking with College Hospital to the west (301 Victoria Street) and the medical building to the north (275 Victoria Street). In March 1999, Planning Commission approved Conditional Use Permit (CUP) PA-99-07/08 that allowed for 58,800 square-feet of development. The campus has been constructed in phases, and the site currently contains the following structures:

- Two, two-story, 35-foot high church support facilities totaling 35,260 square feet with a four-story, 35-foot high parking structure.
- Temporary trailer and tent structures totaling approximately 9,000 square feet (approved under PA-01-44), for use until the permanent auditorium is constructed. The temporary structures may remain until October 1, 2010, at which time it must be removed or the applicant must request an extension of time.

The final phase approval was for a two-story, 50-foot high auditorium building containing a maximum of 1,300 seats at the rear of the property, which has not been constructed. The size of the auditorium was required to be adjusted prior to construction to meet the 0.30 floor area ratio (FAR) standard since a 2,294 square-foot deceleration lane was dedicated to the City in 2002.

The existing and proposed building signs are being reviewed by the Zoning Administrator under a separate planned signing program application.

**PROJECT DESCRIPTION AND ANALYSIS**

The applicant is requesting approval to relocate the auditorium from the rear of the campus to a location adjacent to Newport Boulevard. The auditorium is to be two stories, 35 feet high and 21,911 square-feet in size with a maximum of 1,300 seats. Additionally, a 932 square-foot café for church members and staff is proposed. Although a variance was approved to allow a 50-foot high auditorium at its original location, the building was located at the rear of the property. Therefore, a variance is required for the revised configuration.

A new CUP is not necessary as stated in the public notices because in 2006 City Council adopted Ordinance 06-18 which allows churches and other places of religious assembly in a C2 zone by right, provided that the application complies with all parking and development standards. With the exception of the requested variance, the project complies with all applicable development standards of the C2 zone. The original CUP and its conditions and mitigation measures are still applicable to the property.

The proposal includes revisions to the hardscape and landscaping throughout the property, providing additional trees along Newport Boulevard and softening the interior plaza area with terraced seating, shade trees, and a water feature/baptismal. The café

will not generate additional vehicle traffic to the site because it will serve the church campus and not the general public.

### Parking

The site will have more than the required number of parking spaces (433 spaces required; 549 spaces provided). Thirty surface parking spaces with landscaped islands will be provided at the rear of the property where the auditorium was originally approved. The Commission approved CUP PA-08-08 to allow temporary outdoor storage of new motor vehicles on the top level of the parking structure. A condition was included requiring removal of the stored vehicles by December 31, 2010, or issuance of certificate of occupancy for the auditorium building, whichever occurs first, so sufficient parking will be available for the church campus when it is completed.

### Building Height Variance

Staff believes that the proposed deviation from building height limit will not create a negative visual impact from on- or off-site. Although the applicant proposes the auditorium building at the front of the property instead of the rear, it will not appear obtrusive from Newport Boulevard because the majority of the building is proposed to be 35 feet high to match the other existing buildings on-site. The exception is an architectural feature that is 41 feet high which is also designed to screen rooftop mechanical equipment. The building will incorporate varying heights, materials, and setbacks to enhance the building elevation and provide visual interest. Staff also believes that visual relief is achieved because the building will be angled away from Newport Boulevard and a 44-foot wide separation from the existing building to the south will be provided.

The proposed auditorium is set back 35 to 43 feet from Newport Boulevard; this setback is in excess of the minimum Code requirement of 20 feet. The proposed auditorium location greatly enhances land use compatibility with the abutting single-family neighborhood located to the rear of the campus by creating a greater separation distance (more than 400 feet proposed versus 115 feet previously approved), and by taking advantage of the buffering effects of the existing campus buildings (Building B and parking structure)(see Attachment 4).

The 4.45-acre site is irregularly shaped, predominantly surrounded by commercial and institutional uses. It abuts a major street and the Costa Mesa (55) Freeway, and is south of a freeway on-ramp. Staff believes the proposed building heights would be proportional to the area of the property and compatible with surrounding structures. Additionally, staff believes that the unusual lot shape and existing developments on- and off-site, as well as the design and placement of the auditorium, provide special circumstances to justify approval of the variance.

## **GENERAL PLAN CONSISTENCY**

The General Plan permits a wide range of commercial uses in the General Commercial designation, including the existing church campus. The proposed development with a 0.30 FAR is also consistent with the allowable building intensity standard (maximum FAR of 0.30 allowed). Therefore, staff believes the proposal is consistent with the General Plan.

## **ALTERNATIVES**

The Planning Commission may consider the following alternatives:

1. Approve Planning Application PA-08-31. This would allow construction of the auditorium, café, and other site improvements as proposed.
2. Deny Planning Application PA-08-31. This would require the auditorium to be redesigned to comply with the 30-foot height limit. Substantially the same request cannot be re-submitted for six months. The 1,300-seat auditorium previously approved under PA-99-07/08 would remain valid.

## **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared for the original project under PA-99-07/08. If approved, the proposed modifications to the project are within the scope of the original Mitigated Negative Declaration and will not result in any additional impacts that were not previously analyzed. Because no new impacts will result from the proposed project, the original Mitigated Negative Declaration and mitigation measures shall apply to this project.

If the application is denied, the original Mitigated Negative Declaration and mitigation measures would apply to the previously-approved auditorium at the rear of the property or the proposed auditorium redesigned to comply with the 30-foot height limit. However, CEQA would not apply to this project because it would not be constructed as proposed.

## **CONCLUSION**

Staff believes that the proposed project is compatible with existing on- and off-site uses and developments. With exception of the building height variance, the project meets or exceeds all applicable Commercial Development Standards. The café will not generate additional vehicle traffic to the site because it will serve the church campus. Staff believes that the proposed auditorium's 35 to 41 feet building height would not appear obtrusive from Newport Boulevard because the building is set back 15 to 23 feet farther than Code requires, and the building design incorporates architectural articulation to enhance the elevation. The auditorium is farther removed from the residential neighborhood to the southwest than its originally-approved location. The proposed building heights are proportional to the existing buildings on the property and the surrounding properties.

Attachments: 1 Draft Planning Commission Resolutions  
2 Applicant's Project Description Letter  
3 Zoning/Location Map  
4 Plans

cc: Deputy City Manager - Dev. Svs. Director  
Senior Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Scott Laidlaw  
3111 Second Avenue  
Newport Beach, CA 92625

The Crossing Church  
2115 Newport Boulevard  
Costa Mesa, CA 92627

File: 041309PA0831	Date: 040209	Time: 9:00 a.m.
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ATTACHMENT 1

RESOLUTION NO. PC-09-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-08-31**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Scott Laidlaw, authorized agent for The Crossing Church, property owner with respect to the real property located at 2115 Newport Boulevard, requesting approval of a variance from building height requirements (30 feet maximum permitted; 35 to 41 feet proposed) to construct a 21,911 square-foot auditorium, replacing the existing temporary structure, and a 932 square-foot café for church members and staff, in a C2 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March, 23, 2009, and was continued to April 13, 2009;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-08-31 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-08-31 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 13<sup>th</sup> day of April 2009.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 13, 2009, by the following votes:

AYES:           COMMISSIONERS

NOES:           COMMISSIONERS

ABSENT:        COMMISSIONERS

ABSTAIN:       COMMISSIONERS

\_\_\_\_\_  
Secretary, Costa Mesa  
Planning Commission



**EXHIBIT "A"**

**FINDINGS (approval)**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed construction is compatible and harmonious with development and uses on surrounding properties.
  2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The project is consistent with the General Plan since it permits a wide range of commercial uses, including the existing church facility, within the General Commercial land use designation.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because the proposed auditorium will not be incompatible or appear obtrusive in comparison to existing development in the area since it is on a 4.4-acre, irregularly shaped lot, it is set back 15 to 23 feet farther than Code requires from Newport Boulevard, and it incorporates architectural articulation to enhance the elevation. It is also significantly further from the residential property to the southwest than the originally-approved location. The proposed building heights are proportional the existing buildings on the property and on the surrounding properties. Granting the variance would not constitute a grant of special privilege inconsistent with other properties in the vicinity. Granting of the deviation will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposed project is within the scope of the original Mitigated Negative Declaration prepared for the site, which reflects the independent judgment of the City of Costa Mesa. The original Mitigated Negative Declaration and mitigation measures apply to this project
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng.
1. All applicable conditions of approval and mitigation measures of PA-99-07/08 shall continue to be complied with (see attached Exhibit "B" for PA-99-07/08).
  2. Submit building colors and materials sample board to the Planning Division for review as part of the plan check submittal package.
  3. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
  4. No exterior roof access ladders, staircases, roof drain scuppers, or roof drain downspouts shall be permitted.
  5. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
  6. The conditions of approval and Code requirements of Planning Application PA-08-31 and PA-99-07/08 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  7. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
2. The applicant shall provide proof that the proposed plan shall not reduce or hamper the parking and access shared between the subject site as well as 275 and 301 Victoria Street. Any changes to the existing, recorded easement will require approval by Planning Commission through a conditional use permit.
3. The deceleration lane shall be dedicated to the City prior to the release of building permits. Second phase building area may be required to be reduced based on the ultimate lot size after dedication.
4. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
5. The future educational and administrative buildings shall be consistent in architectural design with the church in terms of building materials, style, colors, etc. This information shall be detailed on plans submitted into plan check.
6. Total building area (church and future buildings) shall not exceed 58,800 sq. ft. and 0.30 floor area ratio.
7. The parking structure shall be designed to include some architectural elements, and planter boxes mounted on either the 3<sup>rd</sup> or 4<sup>th</sup> level of the east elevation. Cascading plants shall be installed

- in the boxes, and the plants shall be watered on a drip irrigation system.
8. Street addresses shall be displayed on the freestanding sign or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than  $\frac{3}{4}$ " stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than  $\frac{1}{4}$ " stroke and shall contrast sharply with the background.
  9. Except as necessary for drainage, existing grades at property lines shall be maintained.
  10. Turn-around area(s) shall be striped and marked for no parking.
  11. Where applicable, landscape planters shall be increased 2' in depth to allow curbing to serve as a wheel stop, unless other designs are proposed by the applicant and approved by Planning staff.
  12. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized city official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
  13. The conditions of approval and ordinance or code provisions of planning application PA-99-07 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  - \*14. Grading plan shall depict on-site drainage improvements.
  - \*15. Maintain the site in a "wet-down" condition regularly to the degree necessary to prevent excessive dust, particularly on breezy, windy and "Santa Ana" wind condition days when winds exceed 25 mph. Cover or water twice daily any on-site stockpiles of debris, dirt, or other dusty material. Remove spillage promptly (within 30 minutes) from the public right-of-way by sweeping or sprinkling.
  - \*16. The applicant shall contact SCAQMD at (800) 388-2121 for conditions of development and/or additional permits required by the district. Written proof from SCAQMD that these requirements have been satisfied shall be provided to the Planning staff prior to issuance of building permits for this project.
  - \*17. Existing trees (eucalyptus, coral, carrot wood, and melaleuca trees) on adjoining properties shall be protected in place.
  - \*18. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall not occur between the hours of 5 p.m. and 7 a.m., Monday through Friday, nor between the hours of 5 p.m. and 8 a.m., on Saturday, Sunday, and federal holidays. Exceptions may be made for activities that will not generate noise audible from off site, such as painting and other quiet interior work.

- \*19. Early morning use of radios in construction vehicles or on site, and loud conversations shall be limited to a volume range that is not audible at the southwesterly residential property line.
- \*20. All construction and grading equipment shall be properly maintained. All vehicles and compressors should utilize exhaust mufflers, and engine enclosure covers, as designed by the manufacturer, shall be in place at all times.
- \*21. On site idling by heavy equipment trucks shall be limited to ten (10) minutes, including during breaks in usage.
- \*22. An 8 ft. high block wall shall be constructed along the rear property line which abuts the rear property line of a single-family residence at 301 Hamilton Street.
- \*23. Paving in the parking structure shall be of a brushed finish/surface that does not allow vehicle tires to squeal during turning and maneuvering.
- \*24. The parking structure walls shall project a minimum of 5 ft. above the top level of each open (unprotected) floor of the parking structure. Applicant shall work with staff to provide increased visibility for the commercial project to the south.
- \*25. The westerly parking structure elevation shall be designed with minimal openings. This elevation wall shall consist of concrete or block material to reduce noise emanating from the structure, and vehicle headlight illumination towards residential property, while providing proper ventilation. Plans submitted in plan check shall provide details on the design to reduce spillover of headlight illumination outside the structure.
- \*26. All lighting in the parking structure shall be shielded so that illumination is directed downward and away from adjacent residential property. If light packs are used, they shall be designed and located so that there is no light spillover onto residential property. Lighting fixtures shall be of a type that does not emit noise. Lighting plans with details providing location, type, shielding, fixture design, noise levels and photo metric information shall be provided with plans submitted for plan check.
- \*27. In compliance with the provisions of the California Administrative Code, Title 25, Chapter 1, Subchapter 1, Article 4, the applicant shall submit an acoustical analysis of the proposed development, prepared under the supervision of a person experienced in the field of acoustical engineering. Two copies of the report shall be submitted with the application for building permits. The acoustical analysis shall evaluate existing and projected noise levels, noise attenuation measures to be applied, and the noise insulation effectiveness of the proposed construction. The person preparing the report shall, under the direction of a person experienced in the field of acoustical engineering, perform an inspection of the project

prior to or at the time of the framing inspection to certify that construction techniques comply with recommendations contained within the acoustical analysis. Upon completion of the subject structures, field tests may be required under the provisions of Title 25.

- \*28. Outdoor play areas shall be located either outside (and below) the 65 CNEL contour (minimum 163 ft. from the centerline of Newport Boulevard), or at a location on the property where the noise study demonstrates that the noise will not exceed 65 CNEL.
- \*29. If present and/or projected exterior noise exceeds 65 CNEL on site, commercial buildings shall meet the following interior noise standards:

<u>Use</u>	<u>Level</u> <u>L (eq) * (12) **</u>
Private office, church sanctuary board room, conference room, classroom, etc.	45 dB(A)
General office, reception, clerical, etc.	50 dB(A)

\*L(eg) is the equivalent sound level for a specified time period in dB(A).

\*\*Measured from 7 a.m. to 7 p.m. or other appropriate, approved time period.

If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

- \*30. Tall-growing, primarily evergreen trees shall be planted in the 30 ft. setback between the parking structure and the residential property to the west, under the direction of the Planning Division. The landscape plans shall note different tree crown shapes and heights (palm trees are not acceptable) as well as compatible vines, shrubs, and groundcover in the plan design to soften the parking structure and screen views of this building from the residential properties. All plant material shall have similar watering requirements and no aggressive surface roots. Consideration shall be given to using thorn-bearing shrubs and groundcover to discourage loitering and surreptitious activity in this area.
- 31. Street setback landscape planters along arterial highways, which are planned to be at least eight feet in depth, shall be mounded to a high point of at least 18", with approved turf and/or ground cover on the street side front half of the planter and shrubby plantings and trees on the back half.
- Police 32. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

- Eng. 33. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

**RESOLUTION NO. PC-09-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-08-31**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Scott Laidlaw, authorized agent for The Crossing Church, property owner with respect to the real property located at 2115 Newport Boulevard, requesting approval of a variance from building height requirements (30 feet maximum permitted; 35 to 41 feet proposed) to construct a 21,911 square-foot auditorium, replacing the existing temporary structure, and a 932 square-foot café for church members and staff, in a C2 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March, 23, 2009, and was continued to April 13, 2009;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-08-31 with respect to the property described above.

**PASSED AND ADOPTED this 13<sup>th</sup> day of April 2009.**

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James Righeimer, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"**

**FINDINGS (denial)**

- A. The proposed use does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. The proposed use is not compatible and harmonious with uses on surrounding properties.
  - 2. The use is not consistent with the General Plan.
  - 3. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) because the proposed building will not be compatible with existing development in the area and granting the variance would constitute a grant of special privilege inconsistent with other properties in the vicinity.
- C. The Costa Mesa Planning Commission has denied PA-08-31. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

March 23, 2009

Wendy Shih  
City of Costa Mesa Planning Department  
P.O. Box 1200  
Costa Mesa, CA  
92628-1200

**RE: PA-08-31**

Planning Application for 2115 Newport Blvd, The Crossing Church

Dear Wendy,

As follow up to our meeting with planning staff last week, we would like to submit for your review the attached revised plans, elevations and renderings for the CUP/Variance application for the new Auditorium for The Crossing church. In an effort to break up the massing of the overall development along Newport Blvd., we have made a number of modifications to the siting and design of the proposed auditorium.

1. The building has been rotated slightly to visually separate the new structure from the existing buildings.
2. The building has been moved to the northeast to create a larger opening between the new building and the existing building.
3. The south corner of the auditorium has been redesigned to create more visual and physical separation between the buildings (nearly 45' of separation).
4. The south corner and southeast façade of the auditorium has been redesigned with more interesting massing and fenestration to create more depth and visual relief.
5. The landscaping has been revised to both soften and help reinforce the separation between the new and existing buildings.

Upon review of the revised site plan, you will notice that in rotating the building we have moved a small portion of the building 5' closer to Newport Blvd. with a minimum setback of 35'. We believe that this slight offset further accentuates the separation between the new building and the existing building. Due to the angle of the building and the relief in the massing, we are still maintaining an average setback of 40'. We were, however, able to increase the setback to the tallest portion of the auditorium from 40' to 43'. We have also added an 8' high wall 33' back from the property line to provide security and additional relief to the massing along Newport Blvd. Thank you in advance for your review of these changes. Please let me know if you need any further information.

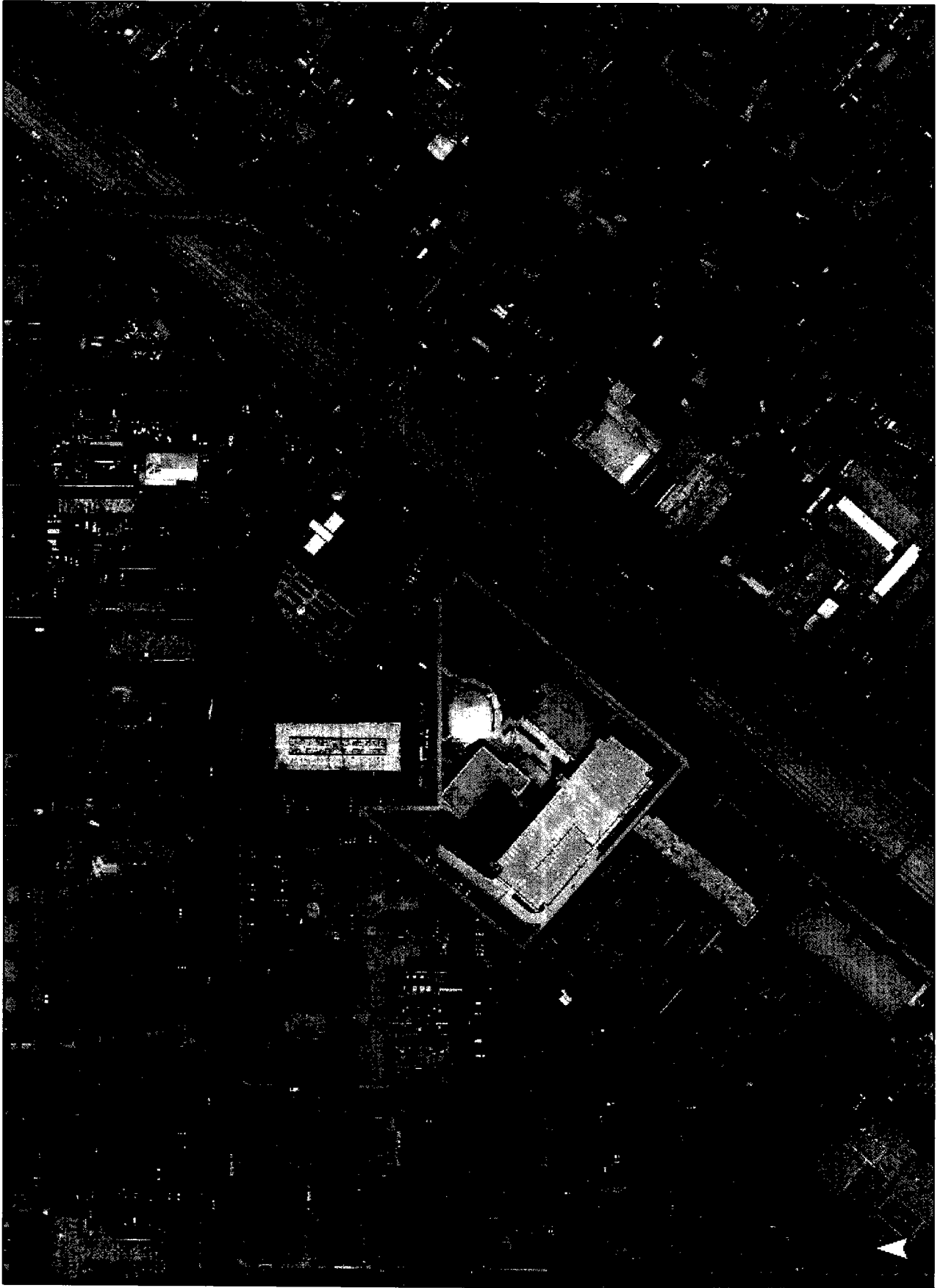
Sincerely,

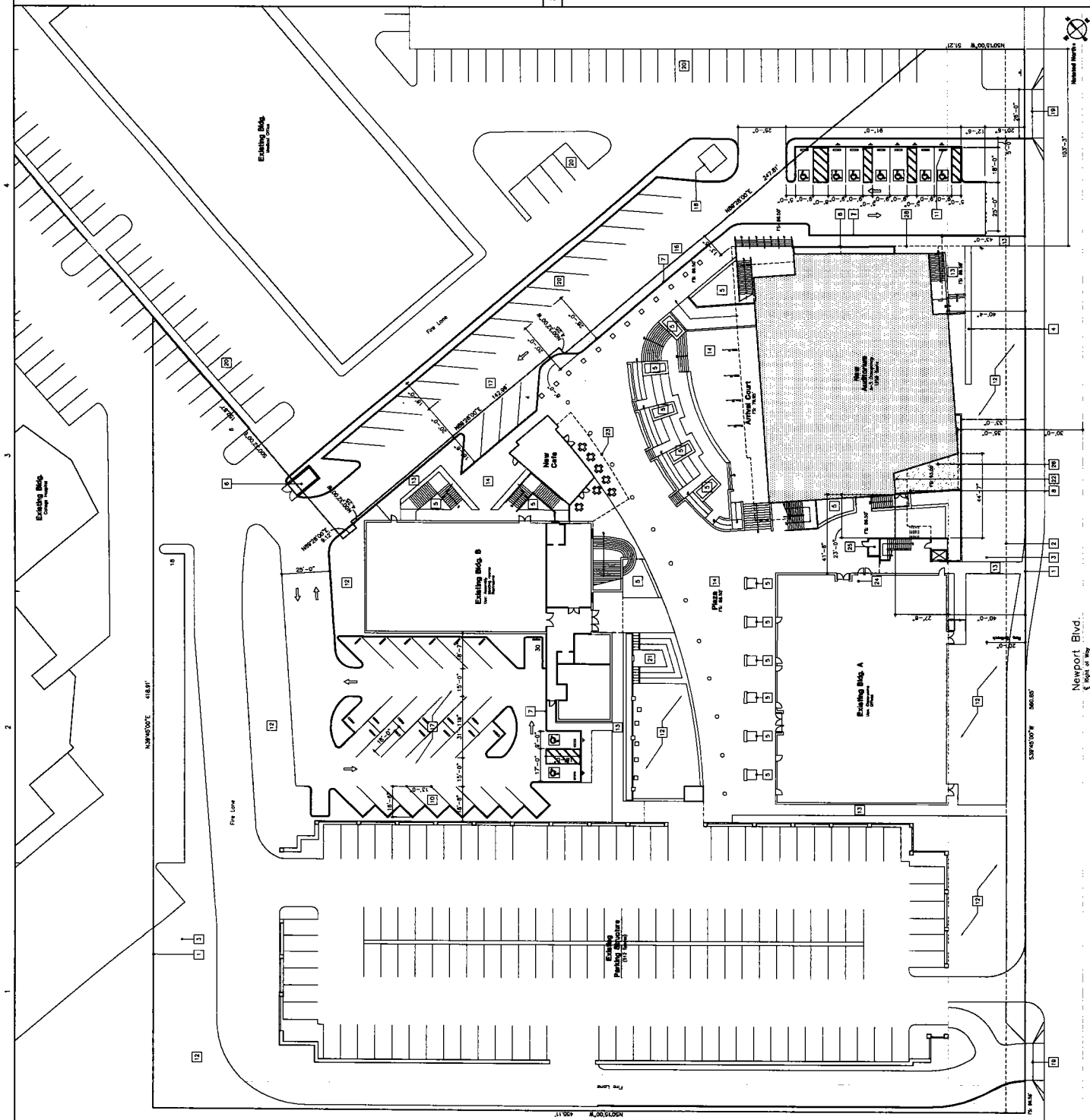


Scott Laidlaw  
**Laidlaw Schultz Architects**

ATTACHMENT 3

LOCATION MAP





1. Existing building footprint and interior layout.
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21. Existing building footprint and interior layout.
22. Existing building footprint and interior layout.
23. Existing building footprint and interior layout.
24. Existing building footprint and interior layout.
25. Existing building footprint and interior layout.
26. Existing building footprint and interior layout.

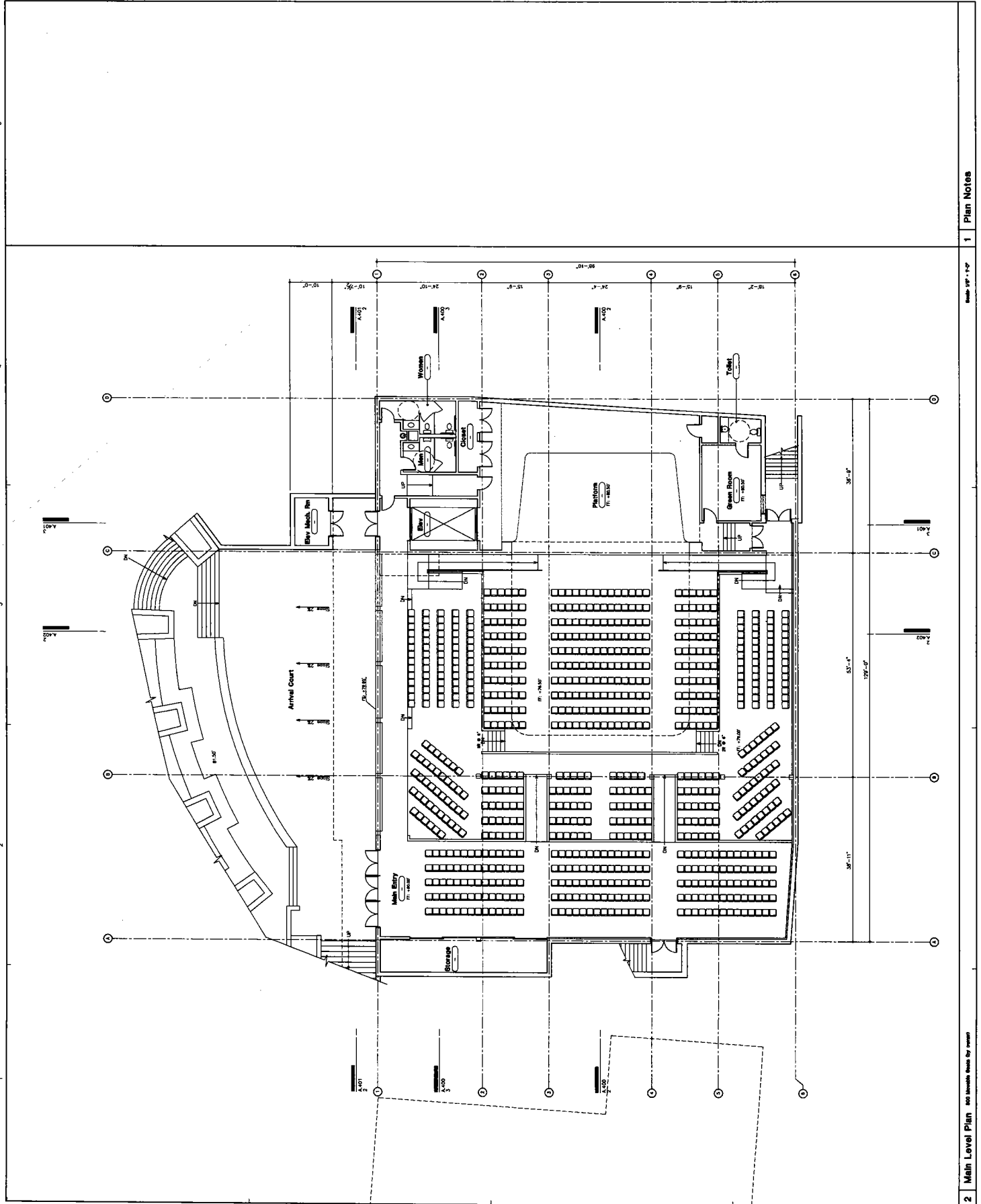
### 3 Site Notes

1. Lot Area: 10,000 sq. ft.
2. Lot Area: 10,000 sq. ft.
3. Lot Area: 10,000 sq. ft.
4. Lot Area: 10,000 sq. ft.
5. Lot Area: 10,000 sq. ft.
6. Lot Area: 10,000 sq. ft.
7. Lot Area: 10,000 sq. ft.
8. Lot Area: 10,000 sq. ft.
9. Lot Area: 10,000 sq. ft.
10. Lot Area: 10,000 sq. ft.
11. Lot Area: 10,000 sq. ft.
12. Lot Area: 10,000 sq. ft.
13. Lot Area: 10,000 sq. ft.
14. Lot Area: 10,000 sq. ft.
15. Lot Area: 10,000 sq. ft.
16. Lot Area: 10,000 sq. ft.
17. Lot Area: 10,000 sq. ft.
18. Lot Area: 10,000 sq. ft.
19. Lot Area: 10,000 sq. ft.
20. Lot Area: 10,000 sq. ft.
21. Lot Area: 10,000 sq. ft.
22. Lot Area: 10,000 sq. ft.
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24. Lot Area: 10,000 sq. ft.
25. Lot Area: 10,000 sq. ft.
26. Lot Area: 10,000 sq. ft.

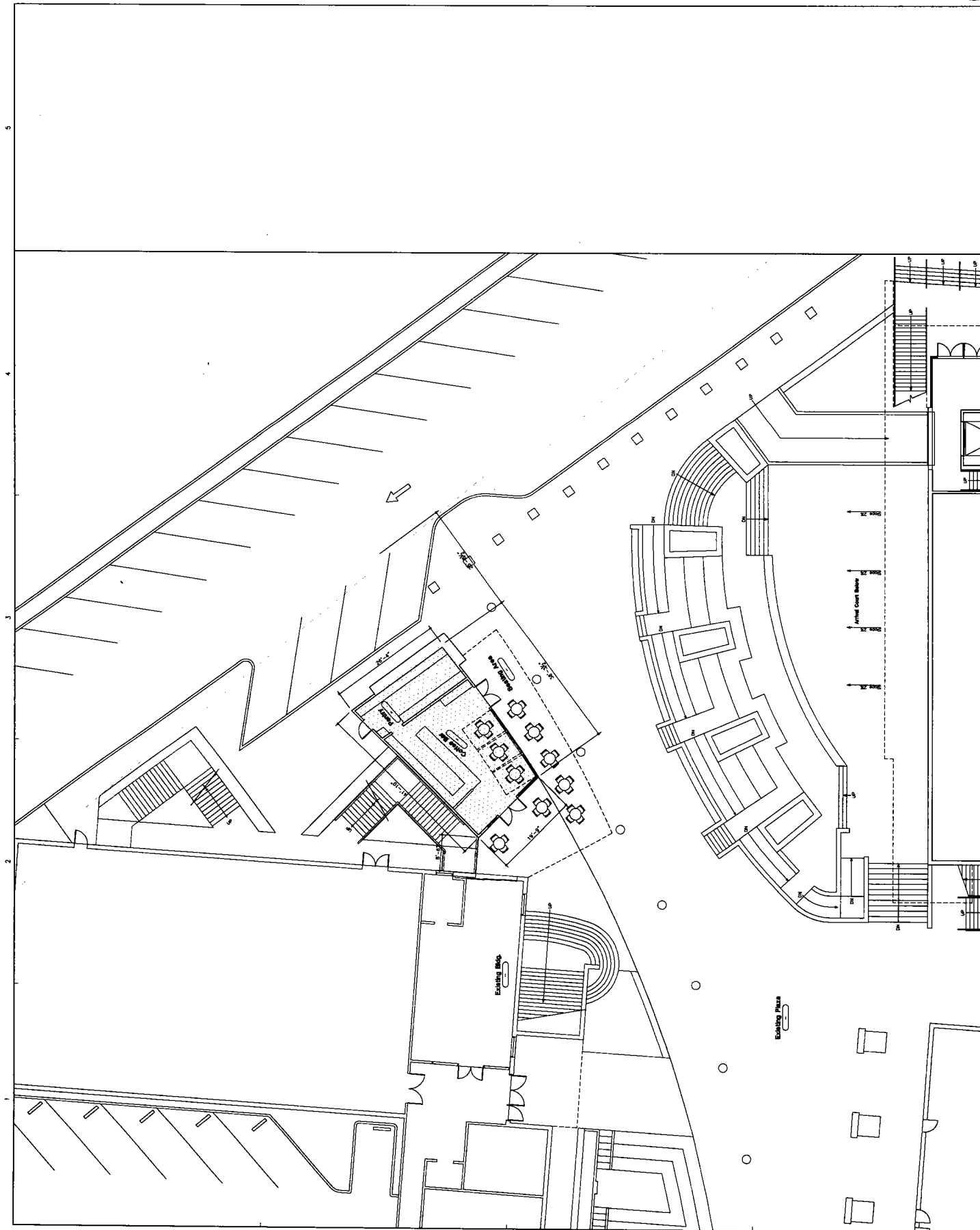
### 1 Site Tabulations

### 2 Site Plan









1 | Plan Notes

2 | Plaza Level Plan

LS architects  
LINDSEY SCHULTZ

THE CROSSING  
ARCHITECTS

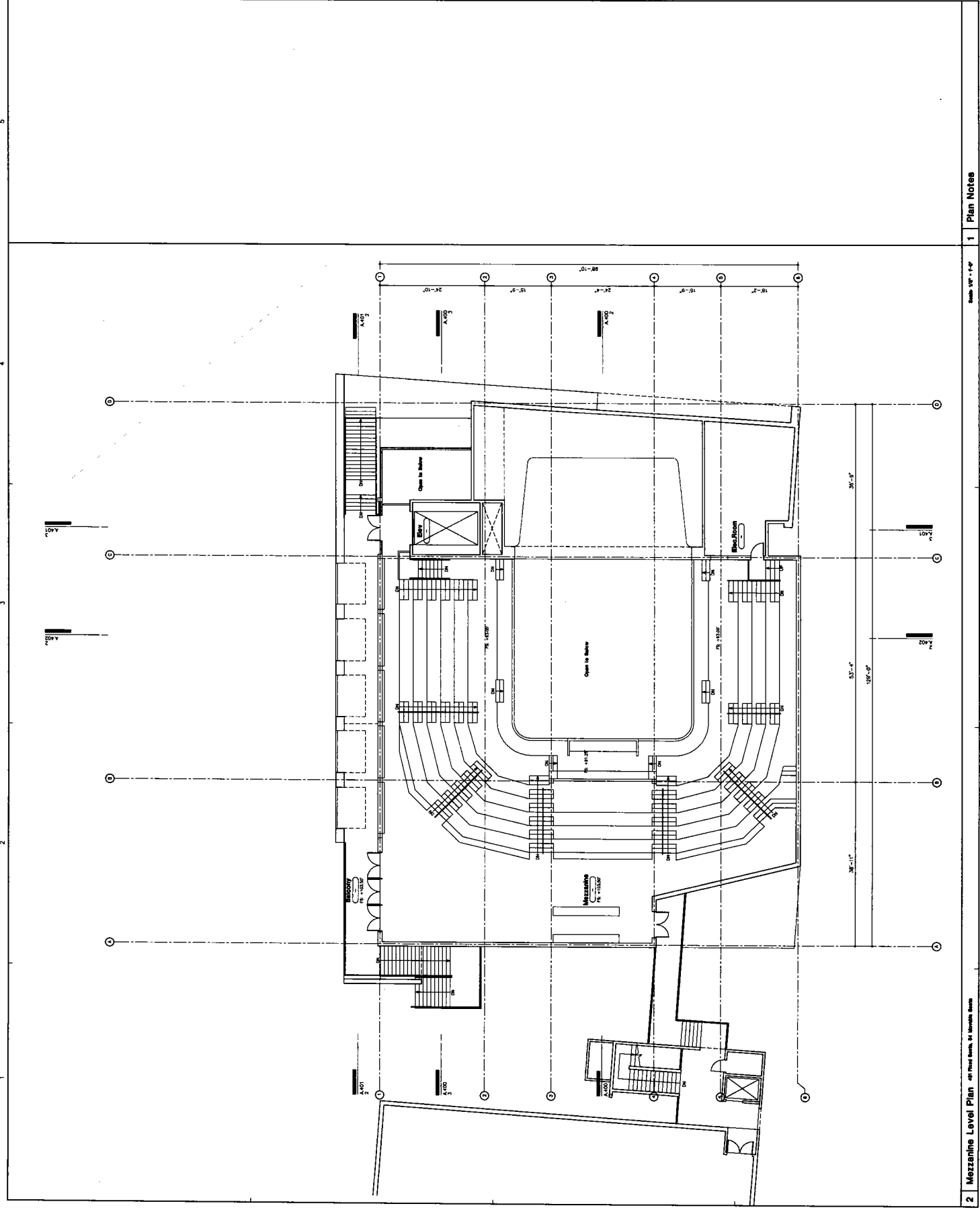
PROJECT  
The Crossing  
2115 Newport Blvd.  
Costa Mesa, CA 92627

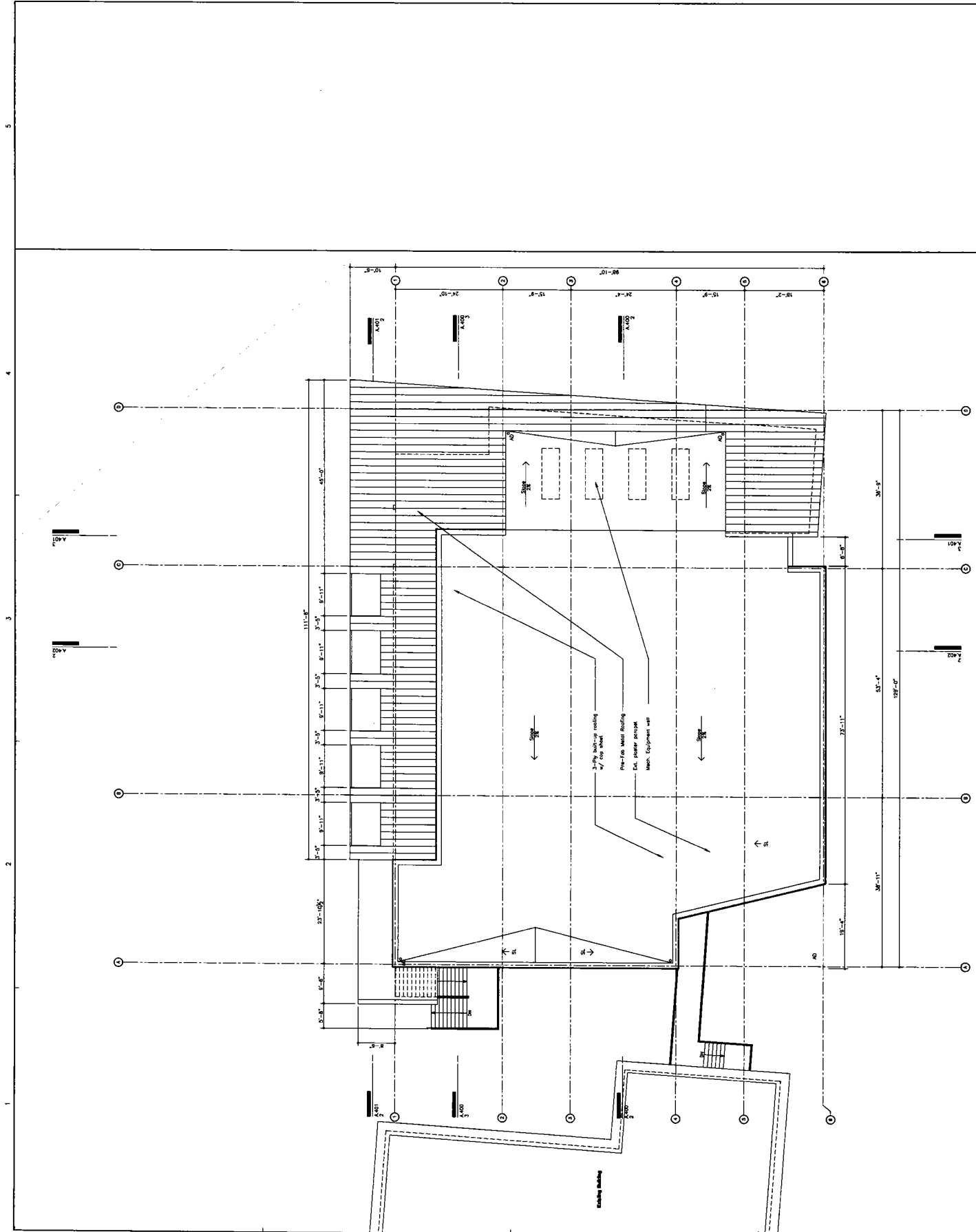
DATE 02/12/09  
DESIGNER LINDSEY SCHULTZ  
DRAWN BY LINDSEY SCHULTZ  
CHECKED BY LINDSEY SCHULTZ  
PROJECT MANAGER LINDSEY SCHULTZ

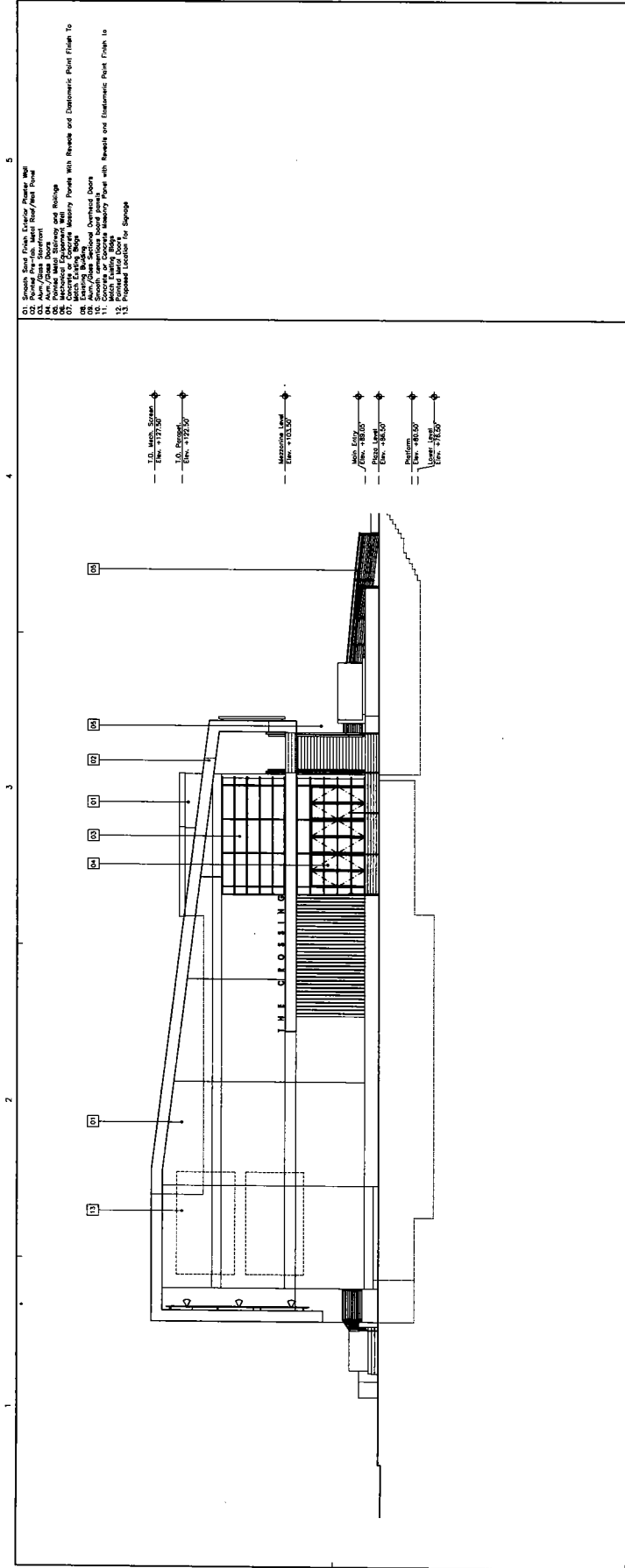
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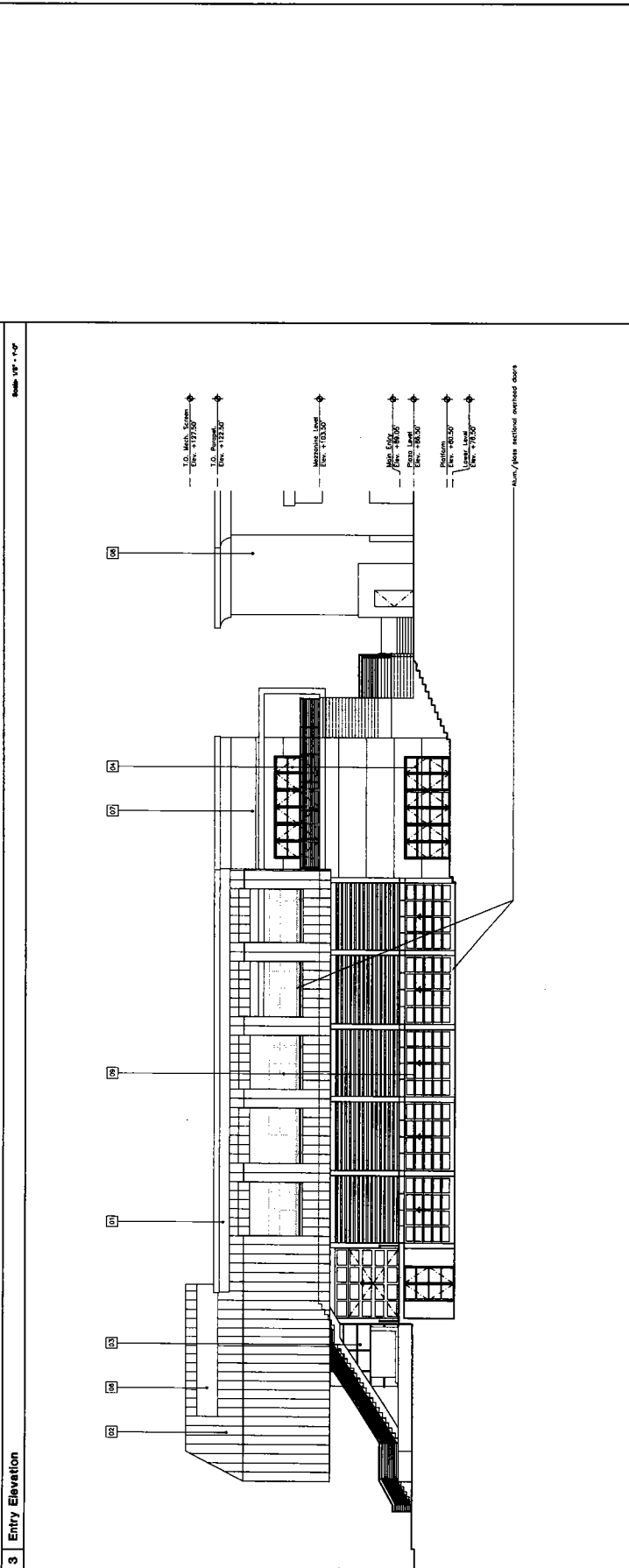








3 Entry Elevation



2 Plaza Elevation

- 01. Screen and Frame Exterior Finery Wall
- 02. Screen and Frame Exterior Finery Wall
- 03. Screen and Frame Exterior Finery Wall
- 04. Screen and Frame Exterior Finery Wall
- 05. Screen and Frame Exterior Finery Wall
- 06. Screen and Frame Exterior Finery Wall
- 07. Screen and Frame Exterior Finery Wall
- 08. Screen and Frame Exterior Finery Wall
- 09. Screen and Frame Exterior Finery Wall
- 10. Screen and Frame Exterior Finery Wall
- 11. Screen and Frame Exterior Finery Wall
- 12. Screen and Frame Exterior Finery Wall
- 13. Screen and Frame Exterior Finery Wall

LS architects  
LADLAW SCHULTZ

THE CROSSING  
LADLAW SCHULTZ

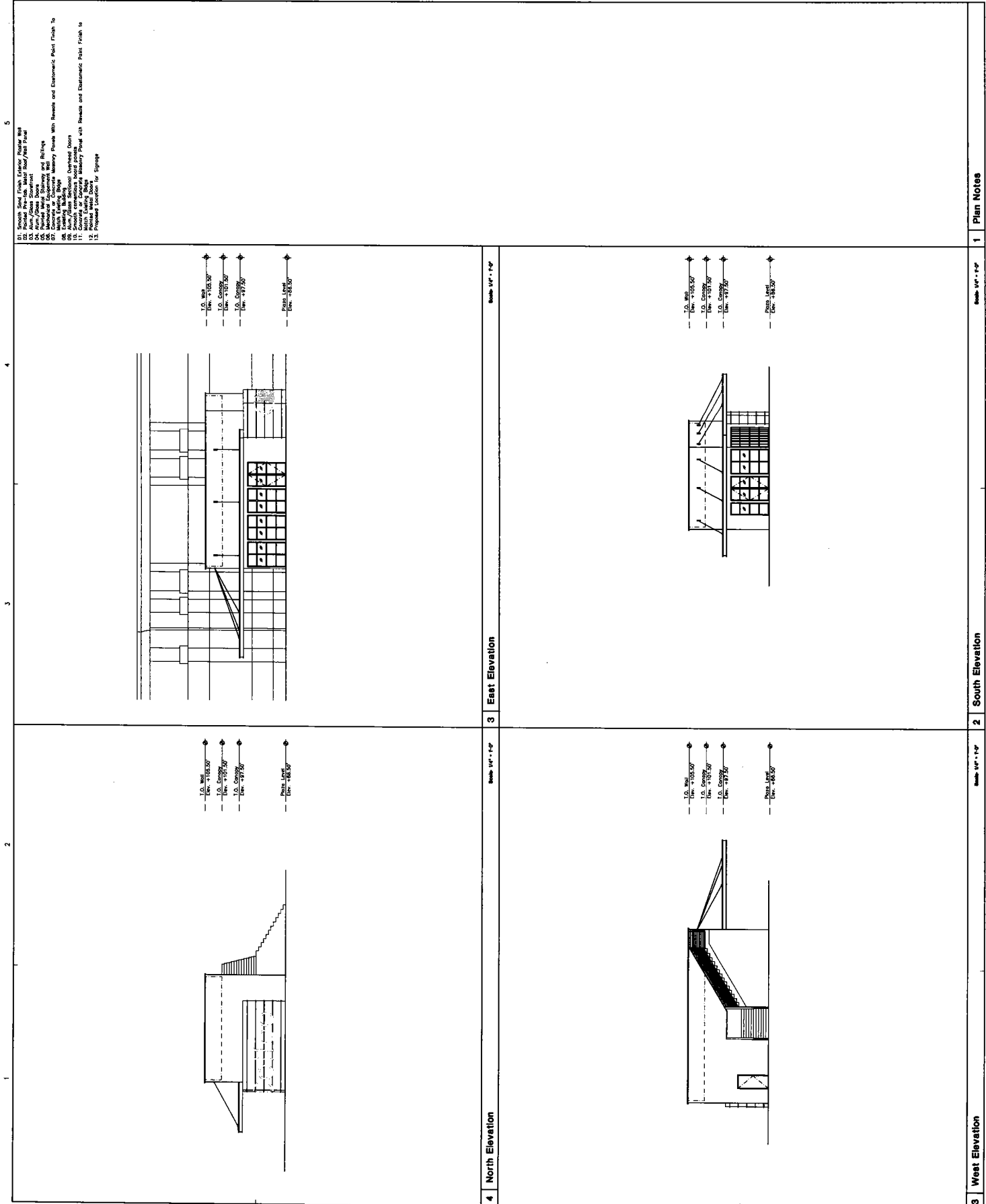
The Crossing  
210 Newport Blvd  
Costa Mesa, CA 92627  
Phone: 949.440.1234  
Fax: 949.440.1235  
Email: info@thecrossing.com

DATE: 03.22.09  
PROJECT: Planning Study  
SHEET: 100-100

A.300







- 01. Smooth Steel Finish Exterior Plaster Wall
- 02. Polished Precast Metal Roof/Patio Panel
- 03. Polished Precast Metal Roof/Patio Panel
- 04. Polished Precast Metal Roof/Patio Panel
- 05. Polished Precast Metal Roof/Patio Panel
- 06. Polished Precast Metal Roof/Patio Panel
- 07. Polished Precast Metal Roof/Patio Panel
- 08. Polished Precast Metal Roof/Patio Panel
- 09. Polished Precast Metal Roof/Patio Panel
- 10. Polished Precast Metal Roof/Patio Panel
- 11. Concrete or Claystone Masonry Panel with Reveal and Elastomeric Paint Finish to
- 12. Prepared Substrate for Sgraffito

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LADAW SCHULTZ



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210 Newport Blvd.  
Costa Mesa, CA 92627

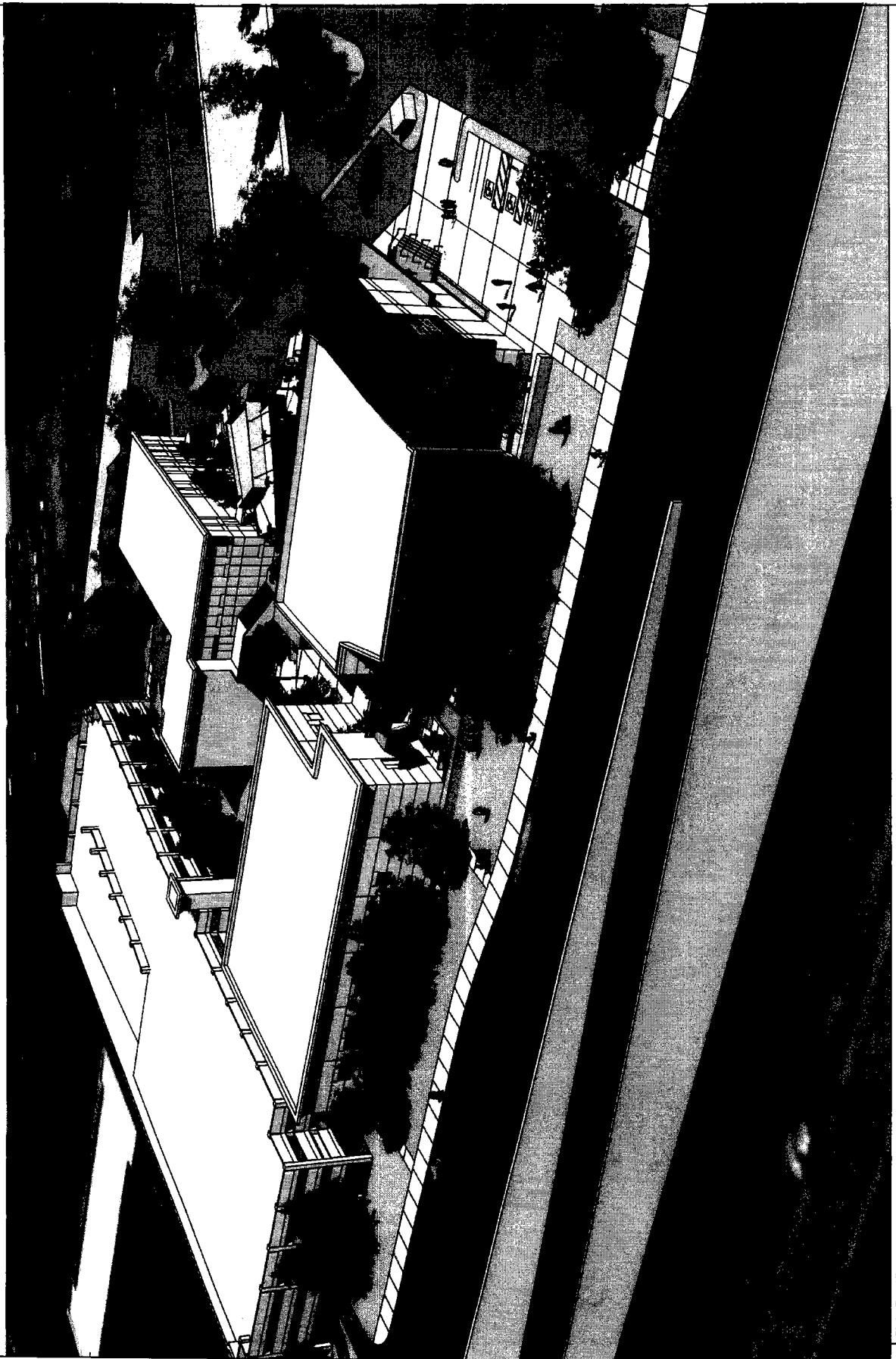
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DESIGN: Planning Consultant

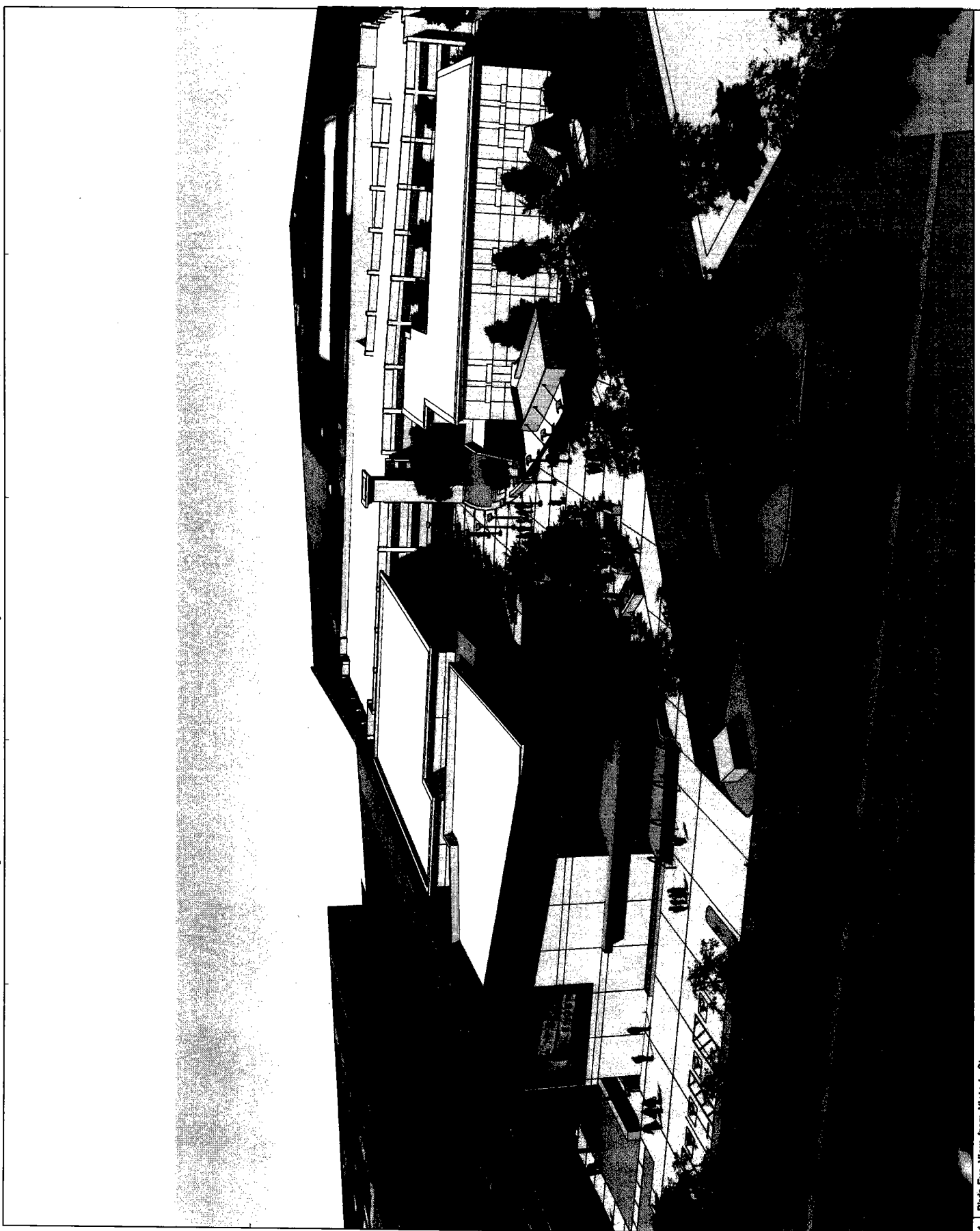
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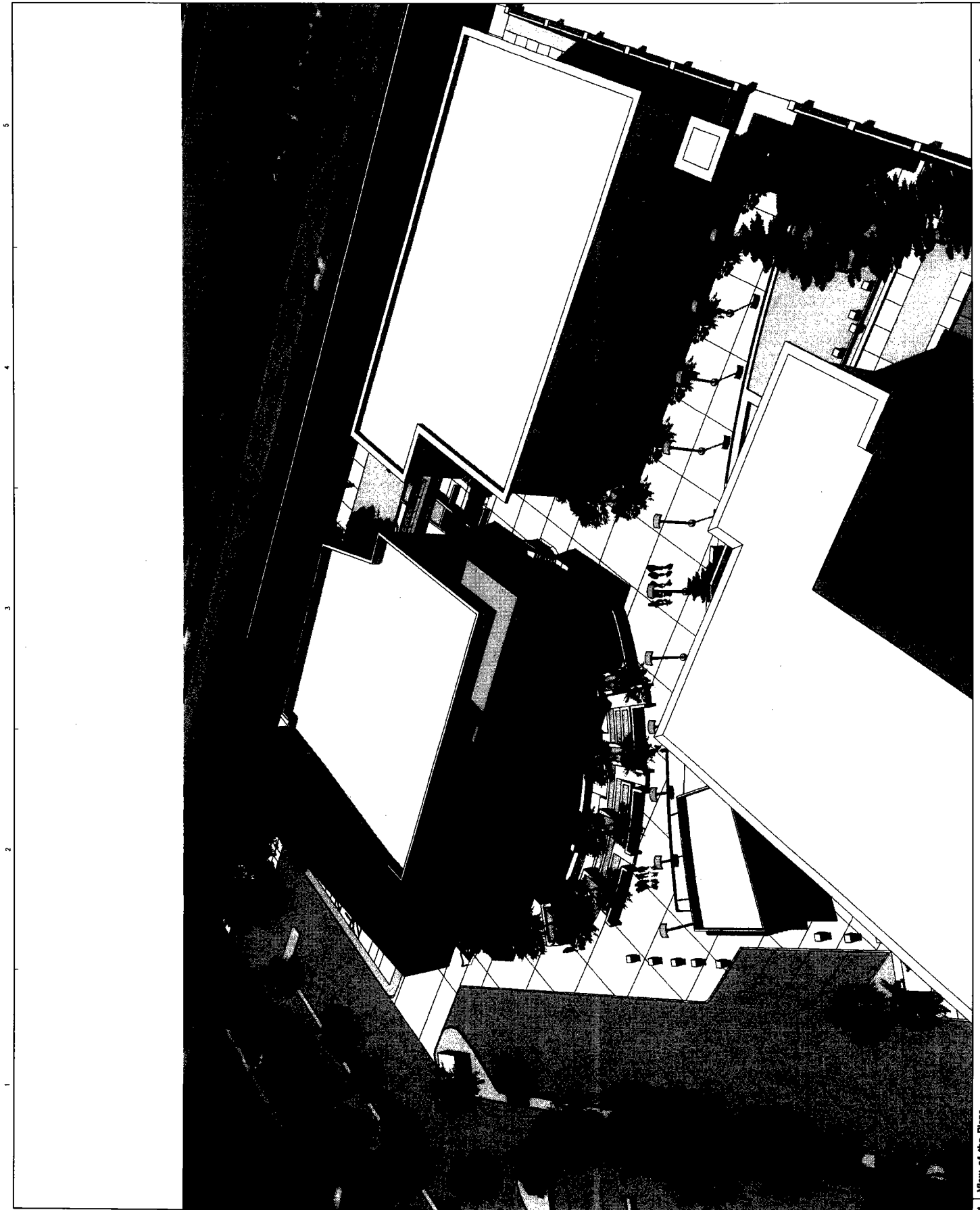
3	West Elevation	Scale: 1/4" = 1'-0"	2	South Elevation	Scale: 1/4" = 1'-0"	1	Plan Notes
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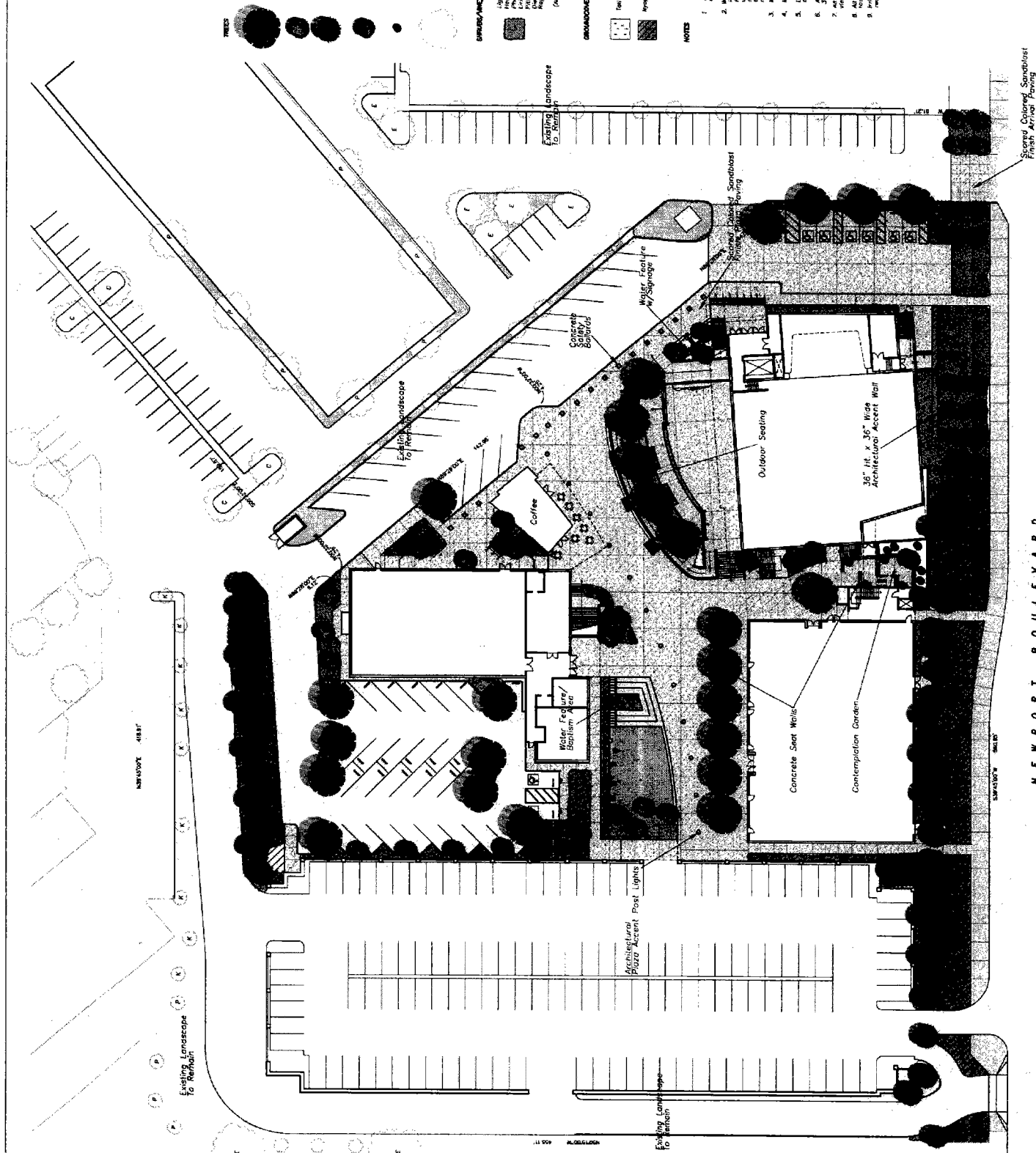
5

4

3

2

1




NEWPORT BOWLEVERD

Scored Colored Sandblast  
Finish Arrivals Paving

**PLANT PALETTE**

- 
- Aerial photograph of a forest canopy with various tree species marked by letters and numbers. The markings are distributed across the canopy, with some clusters and many isolated individuals. The letters include A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and numbers 1 through 9. Some markings are accompanied by small circles or dots.

## SURFUS/MNE/GROUNDCOVER (16 galles and 8 gallon)

- 
 Aquatium ; Tectum  
 Hemerocallis Stella d' Oro  
 Phloxium Dark Delight  
 Linum purpureum  
 Ptilosporum labra  
 Dianthus bicolor  
 Naphrolepis indurata

## REFERENCES

- |   |                   |
|---|-------------------|
|  | Teni Fungus Spore |
|  | Mycetozoa Pochium |

## NOTES

- [illegible]